



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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March 6, 2007

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**TED WATKINS PARK POOL RENOVATION
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6773; C.P. 86748
SUPERVISORIAL DISTRICT 2
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the revised \$6,811,523 project budget, including a single primary electrical service feed required by Southern California Edison.
2. Award and authorize the Director of Public Works to execute Supplemental Agreement 1 to Agreement PW 12910 with Frank R. Webb Architects, Inc., to provide additional architect/engineer design services for the Ted Watkins Park Pool Renovation for a \$53,900 not-to-exceed fee financed by Capital Project (C.P.) 86748, Fiscal Year 2005-06 budget, and to establish the effective date following Board approval.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On January 16, 2006, your Board found the project categorically exempt under the California Environmental Quality Act; approved the project to renovate the swimming pool, equipment building, and dressing building using an approved Job Order Contract; and awarded the Design Agreement to Frank R. Webb Architects.

Currently, project demolition is complete and renovations of the swimming pool, equipment building, and dressing building are proceeding by Job Order Contract. We anticipate the pool will be open for the swim season in June 2007. Completion of the renovated electrical building is anticipated in August 2007 and will not impact opening the pool since we will use temporary and/or current electrical feeds until power is transferred to the new service.

During the design review and permitting process, Southern California Edison determined the two existing primary electrical service feeds to the park need replacement with a single service feed to meet current regulations. Preliminary design studies indicate that the existing 332-square-foot electrical building and equipment are old and incompatible with a single-feed system. The recommended action will allow design of a renovation of the existing building and acquisition of new equipment to commence.

Following completion of the electrical building construction documents, jurisdictional approvals, and an independent cost estimate, we plan to use a Job Order Contract approved by your Board to construct the work.

On January 31, 2006, your Board approved the preliminary \$5,811,523 project budget and authorized an Agreement with Frank R. Webb Architects for a \$489,310 not-to-exceed fee. The consultant proposed additional fees of \$53,900 to cover the cost of designing the replacement electrical service building.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Organizational Effectiveness and Fiscal Responsibility by improving operations, collaborating across jurisdictional boundaries, and investing in public infrastructure to enhance operations, provide better service to the community, and reduce potential liability.

FISCAL IMPACT/FINANCING

The recommended Supplemental Agreement is for a \$53,900 not-to-exceed fee. Sufficient Funds are available in the Fiscal Year 2005-06 Capital Projects Budget, C.P. 86748, for award of the recommended Supplemental Agreement. The project is funded from \$3,210,068 in Second District Capital Project net County cost; \$2,601,455 in Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (State Proposition 12) Per Capital Grant funds; and \$1,000,000 of Vehicle License Fee.

The total estimated cost of the project, including plans and specifications, plan check, construction, change orders, consultant fees, miscellaneous expenditures, and County services, is \$6,811,523. The Project Schedule and Budget Summary are included in the enclosure.

As required by your Board, the total project cost includes 1 percent of the design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

Operating Budget Impact

Based on the project scope of work, Parks and Recreation does not anticipate any one-time, start-up or ongoing costs. The nature of the improvements is to replace and refurbish infrastructure, which will be maintained and operated with existing staff and resources.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Supplemental Agreement, in the form previously approved by County Counsel, will be used. The existing Agreement with Frank R. Webb Architects includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service, and Child Support Compliance Programs.

ENVIRONMENTAL DOCUMENTATION

On January 31, 2006, your Board found that the project is categorically exempt under the California Environmental Quality Act in accordance with Section 15301 Existing Facilities, Class 1 (a), (d), and (l) (4) and Section 15302 Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines adopted by your Board on November 17, 1987.

CONTRACTING PROCESS

On January 31, 2006, your Board authorized Agreement PW 12910 with Frank R. Webb Architects to provide design services for the Ted Watkins Park Pool Renovation project for a \$489,310 not-to-exceed fee. Frank R. Webb Architects agreed to provide additional services for a \$53,900 total not-to-exceed fee.

The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. The proposed fee is 11 percent of the original Contract and will increase the total Contract amount from \$489,310 to \$543,210.

Public Works has evaluated and determined that the (Living Wage Program) County Code Chapter 2.201 does not apply to the recommended Agreement as it is for non-Proposition A services.

Frank R. Webb Architects' Community Business Enterprises participation data (34 percent) and 3-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services. The park's electrical service will remain in operation until the new building is complete and power is transferred to the new service.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

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Enc.

cc: Auditor-Controller
County Counsel
Internal Services Department
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

March 6, 2007

ENCLOSURE

**TED WATKINS PARK POOL RENOVATION
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6773; C.P. 86748
SUPERVISORIAL DISTRICT 2**

I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date | Revised Completion Date |
|---------------------------------|--|--|
| Project Program | 07/14/05* | 07/14/05* |
| Design | | |
| Contract Execution | 02/06/06 | 03/06/06* |
| Construction Document Submittal | 07/20/06 | 08/01/06* |
| Jurisdictional Approval | 08/14/06 | 12/13/06* |
| Construction Award | 10/30/06 | 04/02/07 |
| Construction | | |
| Substantial Completion | 05/08/07 | 08/08/07 |
| Acceptance | 06/14/07 | 10/14/07 |

* Indicates completed activity

II. PROJECT BUDGET SUMMARY

| Budget Category | Current Project Budget | Impact of this Action | Revised Project Budget |
|---------------------------------------|-------------------------------|------------------------------|-------------------------------|
| Land Acquisition | N/A | N/A | N/A |
| Construction | | | |
| (a) Construction | \$ 4,250,000 | \$ 700,000 | \$ 4,950,000 |
| (b) Change Orders | \$ 640,000 | \$ 140,000 | \$ 780,000 |
| (c) Civic Art | \$ 48,000 | \$ 7,500 | \$ 55,500 |
| Subtotal | \$ 4,938,000 | \$ 847,500 | \$ 5,785,500 |
| Equipment | \$ 6,000 | \$ | \$ 6,000 |
| Plans and Specifications | | | |
| Programming | \$ 20,000 | \$ 0 | \$ 20,000 |
| Basic Design Services | \$ 465,410 | \$ 53,900 | \$ 519,310 |
| Additional Services | \$ 23,900 | \$ 0 | \$ 23,900 |
| Subtotal | \$ 509,310 | \$ 53,900 | \$ 563,210 |
| Consultant Services | \$ 65,000 | \$ 50,000 | \$ 115,000 |
| Miscellaneous Expenditures | \$ 8,000 | \$ 5,000 | \$ 13,000 |
| Jurisdictional Reviews and Plan Check | \$ 8,000 | \$ 5,000 | \$ 13,000 |
| County Services | \$ 277,213 | \$ 38,600 | \$ 315,813 |
| TOTAL | \$ 5,811,523 | \$ 1,000,000 | \$ 6,811,523 |